



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

No. 20-170, CD1

## RESOLUTION

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AMENDING RESOLUTION 17-221, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT AT 1500 KAPIOLANI BOULEVARD.

WHEREAS, on September 16, 2017, the City Council, by adoption of Resolution 17-221, CD1, approved a conceptual plan for an interim planned development-transit ("IPD-T") project proposed by Manaolana AREP III Holdings, LLC (the "Applicant"), to redevelop 78,973 square feet of land zoned BMX-3 Community Business Mixed Use District in the Ala Moana Neighborhood Transit-Oriented Development ("TOD") Plan area, located at 1460, 1470, 1488, and 1500 Kapiolani Boulevard, formerly identified as Tax Map Key Nos. 2-3-021: 007 through 010, and now identified as Tax Map Key Nos. 2-3-021: 043 and 044, with a mixed use, condo-hotel, residential, and commercial project (the "Project"); and

WHEREAS, on December 26, 2017, the Department of Planning and Permitting ("DPP") reviewed and approved detailed plans for the Project by issuing a major special district permit pursuant Section 21-110-2(h) of the Revised Ordinances of Honolulu 1990 ("ROH"); and

WHEREAS, Resolution 17-221, CD1, required that a building permit for the Project be issued within two years after the date a major special district permit is issued for the Project, resulting in a December 26, 2019, deadline; and

WHEREAS, prior to the December 26, 2019 deadline to obtain a building permit for the Project, the DPP approved a one-year extension of the deadline (as allowed under Resolution 17-221, CD1), resulting in a December 26, 2020, deadline; and

WHEREAS the Applicant requests a three-year extension of the December 26, 2020 deadline to obtain a building permit for the Project, due to the COVID-19 pandemic's severe impacts on the community, economy, financial industry, and tourism industry, which have resulted in delays in obtaining Project funding and required permits; and

WHEREAS, the DPP, having considered the information provided by the Applicant regarding the requested extension of time, completed its report and transmitted its findings and recommendation of approval to the Council by Departmental Communication 499 (2020), which is incorporated herein by this reference; and



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WHEREAS, the City Council, having received the findings and recommendation of the DPP on July 9, 2020, and having duly considered the matter, desires to approve the requested three year extension of time to obtain a building permit for the Project, subject to the conditions enumerated below; now, therefore,

BE IT RESOLVED by the Council of the City and County of Honolulu that Resolution 17-221, CD1, is amended to extend the deadline to obtain a building permit for the Project to December 26, 2023, subject to the following conditions:

- A. Except as modified by these conditions of approval, the Project must:
1. Conform to the conceptual plan for the Project approved under Resolution 17-221, CD1;
  2. Comply with the conditions of approval set forth in Resolution 17-221, CD1; and
  3. Comply with the conditions of approval set forth in the Project's special district permit.

Changes to the Project that do not significantly alter the size or nature of the Project and remain in conformance with the conceptual plan and all conditions of approval will be processed in accordance with Condition U of Resolution 17-221, CD1. Any significant modification to the size or nature of the Project will require a new IPD-T permit application and special district permit. A change of use of the condominium-hotel units to multi-family dwelling units will be considered a significant modification and a change to the conceptual plan.

- B. Within one year after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval updated plans required under Condition 2 of the Project's special district permit, which demonstrate compliance with LUO requirements; Resolution 17-221, CD1, conditions; and transit-oriented development regulations.
- C. Within two years after the date of adoption of this resolution, the Applicant shall submit to the DPP for review and approval a draft affordable housing agreement required under Condition 5 of the Project's special district permit, which demonstrates compliance with the affordable housing requirements of Condition F of Resolution 17-221, CD1.



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- D. The DPP Director may amend the conditions in the Project's special district permit to implement the conditions in this resolution; and

BE IT FURTHER RESOLVED that all other provisions of Resolution 17-221, CD1, are ratified and confirmed, and remain in full force and effect; and

BE IT FINALLY RESOLVED that copies of this resolution be transmitted to Kathy K. Sokugawa, Acting Director of Planning and Permitting, 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813; Manaolana AREP III Holdings LLC, 11111 Santa Monica Boulevard, Suite 2250, Los Angeles, California, 90025-7201; and Keith Kurahashi, R.M. Towill Corporation, 2024 North King Street, Suite 200, Honolulu, Hawaii, 98619-3494.

INTRODUCED BY:

Ikaika Anderson (br)

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DATE OF INTRODUCTION:

July 10, 2020  
Honolulu, Hawaii

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Councilmembers

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
C E R T I F I C A T E

RESOLUTION 20-170, CD1

Introduced: 07/10/20 By: IKAICA ANDERSON – BY REQUEST Committee: ZONING, PLANNING AND HOUSING

Title: RESOLUTION AMENDING RESOLUTION 17-221, CD1, TO EXTEND THE DEADLINE TO OBTAIN A BUILDING PERMIT FOR AN INTERIM PLANNED DEVELOPMENT-TRANSIT PROJECT AT 1500 KAPIOLANI BOULEVARD

Voting Legend: \* = Aye w/Reservations

07/16/20	ZONING, PLANNING AND HOUSING	CR-183 – RESOLUTION REPORTED OUT OF COMMITTEE FOR ADOPTION AS AMENDED IN CD1 FORM. 4 AYES: ELEFANTE, KOBAYASHI, MENOR, WATERS. 1 EXCUSED: MANAHAN.
08/19/20	COUNCIL	CR-183 AND RESOLUTION 20-170, CD1 AS AMENDED WERE ADOPTED. 8 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI. 1 ABSENT: WATERS.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this RESOLUTION.

  
GLEN I. TAKAHASHI, CITY CLERK

  
IKAICA ANDERSON, CHAIR AND PRESIDING OFFICER